
S-3838
BUCKLES MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
June 29, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Dana L. Buckles, with consent of owner Nancy J. Banta, and represented by Deckard Engineering, is seeking primary approval for a one lot subdivision on 4.0 acres, located on the south side of CR 600 S, 1/2 mile east of CR 600 W, in Wayne 29 (NW) 22-5.

AREA ZONING PATTERNS:

The site in question is zoned Agricultural, as is all surrounding property except to the north, across CR 600 S which is zoned Agricultural Wooded.

AREA LAND USE PATTERNS:

The 4.0 acre site is part of a 160 acre parent tract which has never been parcelized or subdivided. The proposed building site is level and included in the much larger field currently in crop production. All surrounding land is likewise in crop production.

TRAFFIC AND TRANSPORTATION:

CR 600 S is a two-lane paved road classified as a rural local according to the *County Thoroughfare Plan*. The required 30' half-width right-of-way has been shown on the revised sketch plan. The County Highway Department is **not** requiring a "no vehicular access" statement be placed along the frontage on the final plat due to the levelness of the terrain and the low volume of traffic on CR 600 S.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to a letter from the County Health Department, "this proposed one-lot subdivision has soils rated severe for on-site sewage disposal system installation, due to slow permeability and seasonal wetness. These limitations can be overcome with special design which includes shallow absorption trenches and perimeter drain surrounding the system to lower the seasonal water table. The lot does not have adequate elevations for a tile outlet on the lot but an outlet would be available on adjacent property owned by the applicant. An outlet for the drain must be secured prior to our septic permit being issued upon application". An off-site drainage easement meeting the approval of the County Health Department will be a condition of the final plat.

The County Surveyor is requiring all minor subdivisions receive either County Drainage Board approval or the approval of the Surveyor's Office.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. An off-site drainage easement must be created to the satisfaction of the County Health Department.
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

AW

600 W

600 S



600 W

29

500 W

ROAD

SLEEPER

A





